

APPLICANT: Linda H. Brawner

770-222-1155

REPRESENTATIVE: Arnold Brawner

770-843-7575

TITLEHOLDER: Linda H. Brawner

PROPERTY LOCATION: Located on the north side of Hill Road,
west of Hiram-Lithia Springs Road

(5422 Hill Road).

ACCESS TO PROPERTY: Hill Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house on

a large lot

PETITION NO: LUP-8

HEARING DATE (PC): 04-07-09

HEARING DATE (BOC): 04-21-09

PRESENT ZONING: R-80

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Wedding And

Special Event Venue

SIZE OF TRACT: 6.76 acres

DISTRICT: 19

LAND LOT(S): 969

PARCEL(S): 7

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20 OSC, R-30/ DeFours Farm subdivision, Single-family houses

SOUTH: R-20/ Sorrells Ridge subdivision

EAST: R-30/ Single-family houses

WEST: R-80/ Single-family houses

OPPOSITION: NO. OPPOSED _____ **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

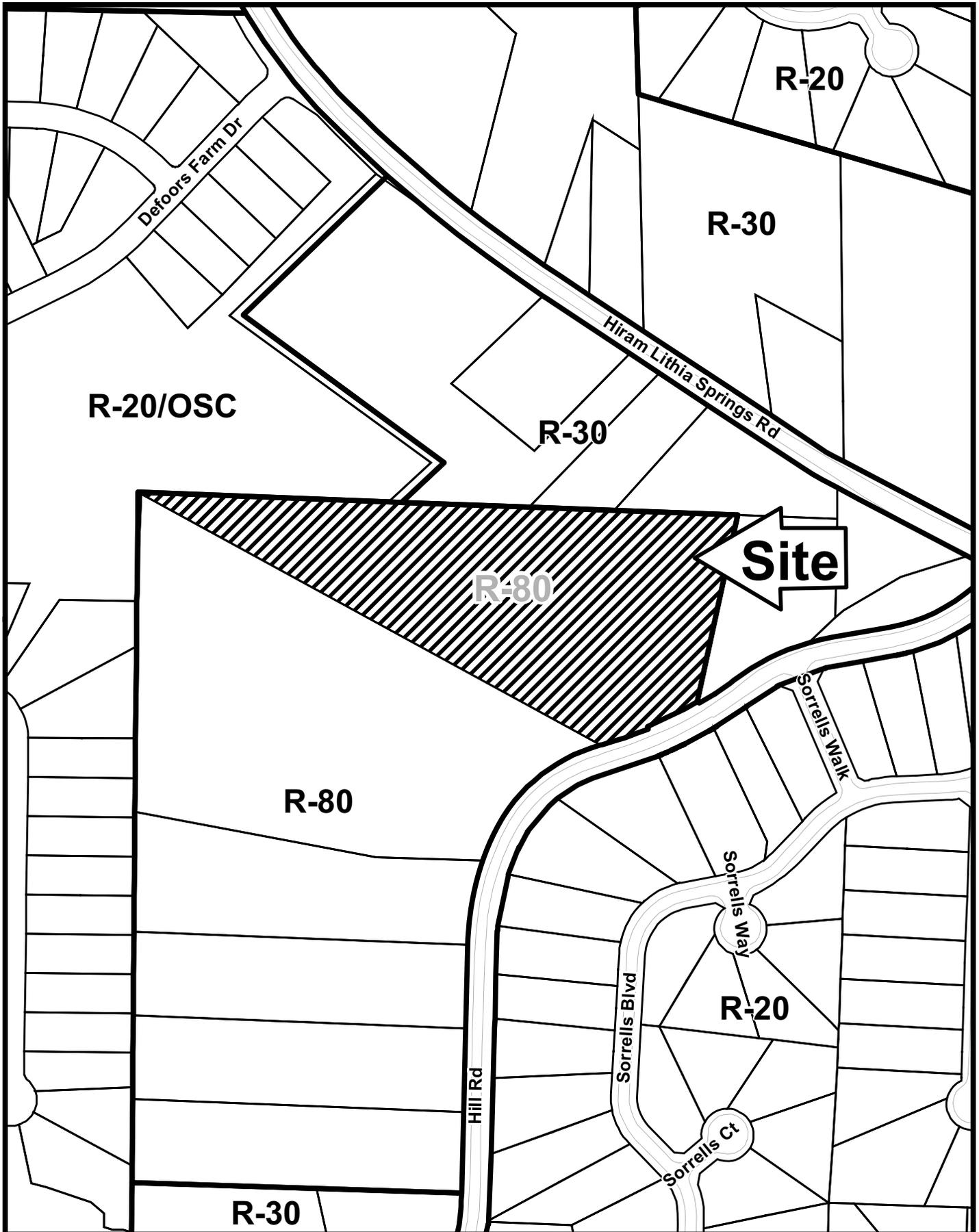
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

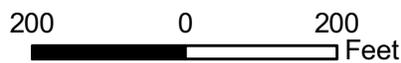
STIPULATIONS:



LUP-8



This map is provided for display and planning purposes only. It is not meant to be a legal description.



 City Boundary
 Zoning Boundary

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PETITION NO.: LUP-8

PRESENT ZONING: R-80

PETITION FOR: LUP

PLANNING COMMENTS: Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to operate a wedding and special events venue from this residential property. There will be two employees, and a 3' x 5' sign (see Exhibit "A" for the sign rendering). The business will have the capability of operating seven days a week from noon to 10:00 p.m. There will be up to 150 guests coming to the property per day, which will park their cars in the pasture to the front of the house. The applicant states there will be up to two deliveries per week, no outdoor storage and no storage of inventory. The applicant does live on the property, and has submitted a petition in support of the request signed by six neighbors. The applicant has submitted a letter outlining the proposal (see Exhibit "B").

Historic Preservation: No comment.

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this or adjacent land lot.

WATER & SEWER COMMENTS:

Records show address connected to water. Sewer not available to property. Health Dept approval required for use of existing septic system for proposed special events use.

TRAFFIC COMMENTS:

Recommend upgrading to current driveway to comply with Cobb County commercial standards.
Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

COBB COUNTY-MARIETTA WATER AUTHORITY COMMENTS:

CCMWA requests to review the plans for this project as soon as they are available in order to determine the extent of impact upon our facilities. The owner/developer will be financially responsible for any impacts to CCMWA facilities from the project. Contact Chuck Byrge at (770) 426-8788 to coordinate plan review.

DRAINAGE COMMENTS

No site improvements are proposed at the present time. The site is large (6.76 ac) and runoff is controlled by an existing farm pond. No significant stormwater impacts are anticipated.

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FIRE COMMENTS:

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-d-sac without an island to have a 60 foot paved radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or slide type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal’s office.

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

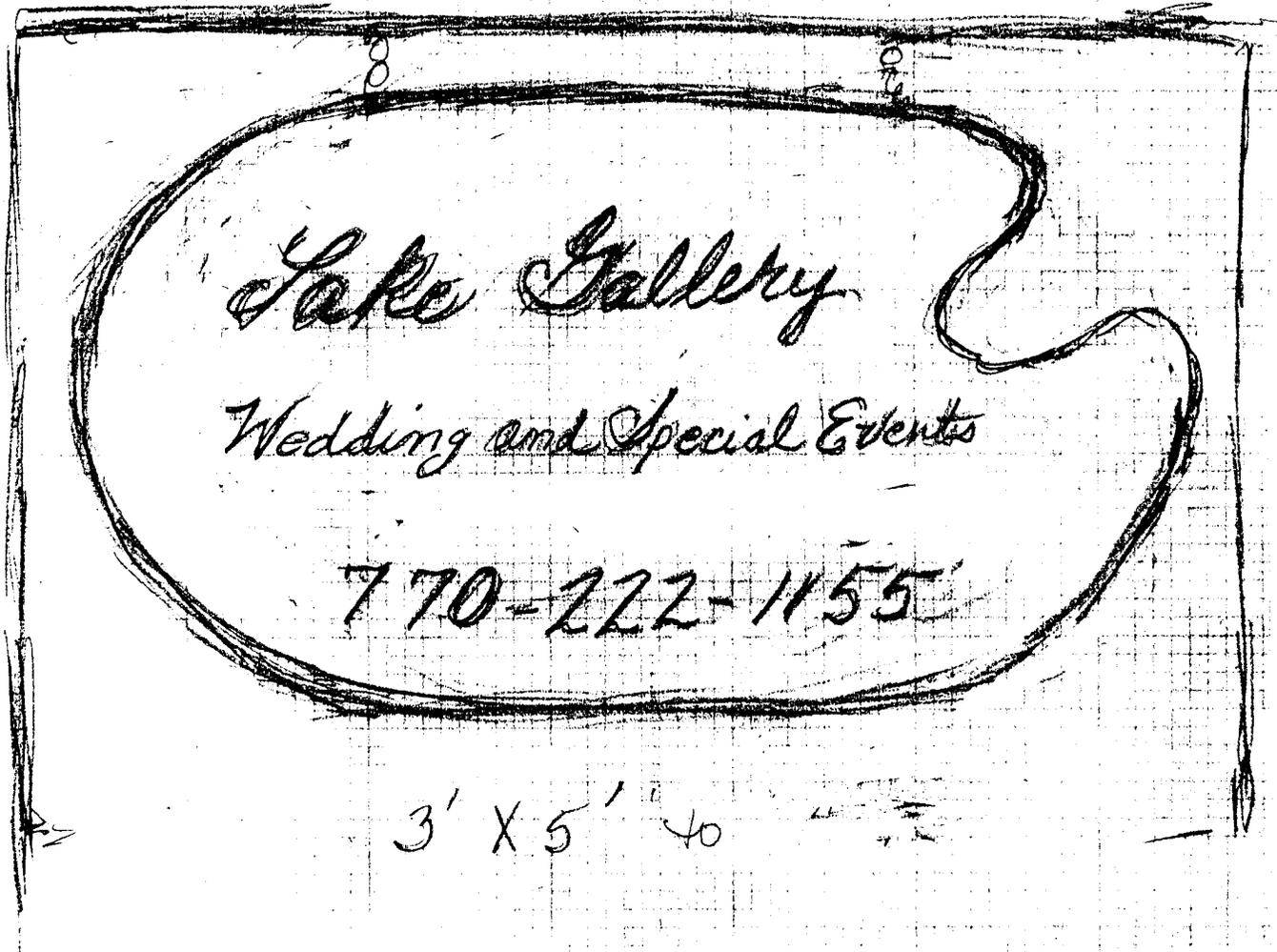
Must obtain a Certificate of Occupancy through the Cobb County Fire Marshal’s Office.

STAFF RECOMMENDATIONS

LUP-8 LINDA H. BRAWNER

The applicant's proposal is located in a residential area, bounded by R-20, R-20 OSC, R-30 and R-80 zoning. The applicant's request is located in an area designated as Very Low Density Residential on the *Cobb County Comprehensive Plan*. The applicant's proposal, as summarized in the planning comments, is proposed to be a full time business. The business could intensify over time, and could possibly encourage more requests for businesses in this residential area. Staff is concerned the business could be disruptive to other residential properties in this rural part of the County. Based on the above analysis, Staff recommends DENIAL.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.



Lake Gallery

Wedding and Special Events

770-222-1155

3' X 5' 40"

Application for use permit at 5422 Hill Road, Powder Springs

This venue will be used for weddings and special events.

It will be available for use seven days a week but most time the use will be on weekends.

The hours can vary but most events will not last more than four hours.

All parking will be off road in front of the residence. There is a large parking lot in front of the residence as well as more than 10,000 sq. ft. of concrete in drive way and turn arounds. All over flow parking will be in the pasture in front of the house, which is several acres.

The deliveries will be done on the day of the event, such as caterer and rental company for tent set up.

The employees are my husband and I. In the event we need extra help they will be called in on the day of the event, depending what the event requires.

The number of guest at an event will vary. The average will most likely be 100 to 150.

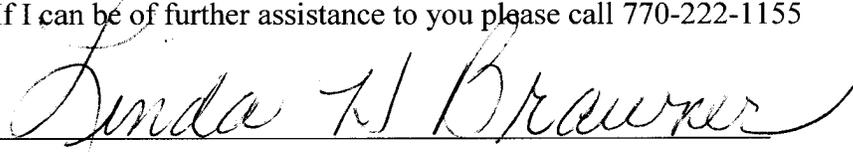
The number of cars would be 30 to 75. These numbers would only be there the day of the event and not last more than four hours.

As for other vechiles for the event it would only be our personal cars there on a daily basis.

We will not require any outside storage for the venue.

We will be using outside building that are already on the premises such as , gazebos, pergola, and pavillon. We will erect a large tent when the event requires it.

If I can be of further assistance to you please call 770-222-1155

A handwritten signature in cursive script that reads "Linda H. Brewer". The signature is written in black ink and is positioned below the typed name.